155.0	0003	0010.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	958,700 / 958,700
					USE VALUE:	958,700 / 958,700
					ASSESSED:	958,700 / 958,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
241		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN DAVID P/MIRIAM E
Owner 2:	
Owner 3:	
Street 1:	241 CEDAR AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MURPHY MIRIAM E -
Owner 2:	-
Street 1:	241 CEDAR AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,524 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1917, having primarily Clapboard Exterior and 2092 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7524.000	502,700	4,000	452,000	958,700
Total Card	0.173	502,700	4,000	452,000	958,700
Total Parcel	0.173	502,700	4,000	452,000	958,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.27 | /Parcel: 458.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 103113
GIS Ref
GIS Ref
Insp Date 01/20/18

!12152!

PREVIOUS ASSESSMENT

Parcel ID 155.0-0003-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	502,500	4000	7,524.	452,000	958,500	958,500	Year End Roll	12/18/2019
2019	101	FV	380,400	4000	7,524.	452,000	836,400	836,400	Year End Roll	1/3/2019
2018	101	FV	380,400	4000	7,524.	381,000	765,400	765,400	Year End Roll	12/20/2017
2017	101	FV	380,400	4000	7,524.	348,700	733,100	733,100	Year End Roll	1/3/2017
2016	101	FV	380,400	4000	7,524.	297,000	681,400	681,400	Year End	1/4/2016
2015	101	FV	354,000	4000	7,524.	258,300	616,300	616,300	Year End Roll	12/11/2014
2014	101	FV	354,000	4000	7,524.	238,900	596,900	596,900	Year End Roll	12/16/2013
2013	101	FV	354,000	4000	7,524.	227,300	585,300	585,300		12/13/2012

PRINT

Date	Time
12/11/20	02:15:46

LAST REV

Date	Time
06/18/18	15:14:28
danam	

PAT ACCT. 12152

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY MIRIAM	33799-93		10/10/2001	Family	1	No	No		
MURPHY PAUL G &	32335-420		2/6/2001	Family	1	No	No		
	20928-503		12/1/1990		179,000	No	No		Y

USER DEFINED

Prior Id # 1:	103113
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2018	592	Inter Fi	37,000	C				demo kitch add mud
7/12/2001	525	Addition	150,000	C				ADD 2ND FLOOR
4/3/1998	353	Addition	12,000					8X11 ADD/8X12 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	MEAS&NOTICE	HS	Hanne S
3/17/2009	Inspected	189	PATRIOT
12/15/2008	Measured	372	PATRIOT
5/15/2002	Permit Visit	PM	Peter M
12/16/1999	Mailer Sent		
11/24/1999	Measured	270	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7524		Sq. Ft.	Site		0	70.	0.86	7									452,002						452,000	

Total AC/HA: 0.17273 | Total SF/SM: 7524 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 452,002 | Spl Credit | Total: 452,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15191197
Const Adj.:	1.00989902
Adj $ / SQ:	151.231
Other Features:	100984
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	526889
Depreciation:	24237
Depreciated Total:	502652

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

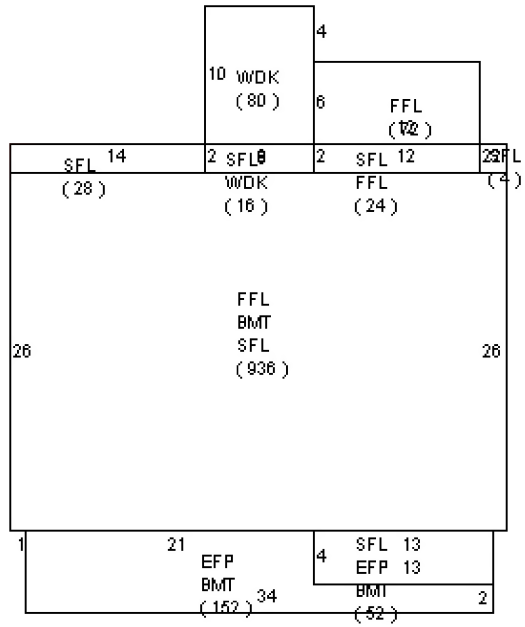
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.35
Special Features:	0	Val/Su Net:	142.33
Final Total:	502700	Val/Su SzAd	240.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,140	45.370	51,721
SFL	Second Floor	1,060	151.230	160,305
FFL	First Floor	1,032	151.230	156,070
EFP	Enclos Porch	204	40.970	8,358
WDK	Deck	96	16.160	1,551

Net Sketched Area:	3,532			Total:	378,005
Size Ad	2092	Gross Are	3532	FinArea	2092

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

155.0-0003-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X21	A	AV	1930	24.16	T	40	101			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000